

CITY OF ABERDEEN  
PLANNING COMMISSION MEETING  
MINUTES

Wednesday, September 14, 2011

A meeting of the Aberdeen Planning Commission was called to order at 7:00 p.m., September 14, 2011, in the Council Chambers by Chairman Swisher.

MEMBERS PRESENT: Chairman Joe Swisher, Commissioners Bill Braerman, Lance Hersh, Nancy Kosko, and Mark Schlottman.

OTHERS PRESENT: Councilwoman Sandra Landbeck, City Council liaison Phyllis Grover, Director of Planning & Community Development  
Matt Lapinsky, Public Works Director  
Sgt. Fred Budnick, Aberdeen Police Department  
Gil Jones, Recording Secretary

The minutes of the August 10, 2011, meeting were approved, with one change - an elaboration of the description of agenda item 2 to indicate the text amendment for medical services.

AGENDA ITEMS:

1. **Review Preliminary Site Plan for Northgate Business Park, Lot B**  
**Location: MD Route 22, just outside Aberdeen Proving Ground gate.**

Representatives: Lou Schaffer, Frederick Ward Associates, and Paul Thompson, Architectural Design Works.

Mr. Schaffer indicated this to be part of the Northgate Business Park that is currently under development by Corporate Office Properties Trust (COPT). The proposal is for three retail buildings, two of 940 square feet each, and one of 2,448 square feet, with a possible drive-thru. There are no tenants as yet. The project will be done in phases. The height of the buildings will be 50 feet. As to parking, 75 spaces are required, 95 are provided. The site is on public water and sewer and will be served by a master water meter. The plan was reviewed by the Aberdeen Architectural Review Committee last week. A forest conservation plan has been submitted. Water use is projected to be .63 gallons per day per square foot. Storm water management (SWM) will be designed under the 2000 Maryland Department of the Environment (MDE) guidelines. Water quality will be handled through existing pond #1.

Mr. Swisher asked about the recharge plan for SWM. Mr. Schaffer said this would be handled through a bio-retention facility, depending on the soil type. There are also infiltration trenches used in other parts of the campus, so this may be used.

Mr. Thompson said the exterior architecture would incorporate the same materials as the other buildings in the business park (brick and masonry), along with metal canopies and consolidated signage. The dumpster corral would have similar construction components. The rooftop air conditioning units will be screened from all directions.

Mrs. Grover asked about the apparent parking spaces designed for energy saving vehicles. Mr. Schaffer said none have been designated as yet, but may be placed as the design is developed per LEED requirements. Mrs. Grover pointed up a couple of items on the plan that have no designation. Mr. Schaffer said these are sand filters to be used as part of the SWM discharge system. Mrs. Grover asked about the intent for the area between the buildings. Mr. Schaffer said this is intended to be a patio area, depending on how things are eventually developed. Mr. Thompson said it is hoped to be a sort of café area. Mrs. Grover asked if there would be a sidewalk pedestrian crosswalk. Mr. Schaffer said there would be. Mrs. Grover asked that traffic ingress and egress width be shown on the plan. She also indicated this plan is consistent with the subdivision plan.

Mr. Lapinsky read into the record the comments that had been sent to Mr. Schaffer, to wit: The plan needs to be signed, sealed, and dated; Provide an address for this lot on the plan; Provide 3 grid tics at 250-foot intervals; Label pond #1; Sign, seal, and date report; and include referenced SWM report, date of report, and page number where channel protection is addressed in pond #1. Mr. Lapinsky questioned Mr. Schaffer's water use calculation. Mr. Schaffer indicated this is what he came up with, but he would re-calculate this figure. Mr. Lapinsky said this would need to be re-calculated when we get close to the possibility of restaurants moving into this space.

**Motion by Mr. Hersh, seconded by Mrs. Kosko, to approve the Preliminary Site Plan for Northgate Business Park, Lot B. Motion passed unanimously.**

**2. Review draft amendments to the Code of the City of Aberdeen, Chapter 235, Development Code, Special Developments and Regulations, Table II – Lot Area, Width, and Yard Requirements, and Appendix A, Table of Use Regulations for Fuel Storage Facilities**

This agenda item was withdrawn this afternoon per the request of attorney John Gessner, due to concerns over wording of the draft and effects it may have on his client, Ferrell Fuel Company. He will contact City Manager Doug Miller and Mrs. Grover for further discussion.

**3. Review of Chapter 470, Streets and Sidewalks – Comments and Questions**

Mr. Swisher pointed up the definitions section of the document, specifically those dealing with street definitions. He counted 17 different definitions of streets and feels this is an excessive number. He referenced a table in the draft Chapter 470 that shows 7 different types of roads for paving width purposes. He realizes all of this information is from the recently approved Comprehensive Plan, but still feels the number is excessive and needs to be looked at. He distributed a breakdown of street types found in the Comp Plan and is looking for Commission input.

Mrs. Grover indicated many of the definitions in the draft Chapter 470 did come from the Transportation Element of the Comp Plan, and were thought to be germane to this Chapter as it is dealing with streets. However, the City has no control over some of these definitions, as they are indicative of State roads. Mrs. Grover suggested perhaps keeping the other language in this Chapter and cross referencing back to the Comp Plan for definitions.

Mrs. Kosko suggested perhaps leaving out those road-type definitions that pertain to roads over which we have no control. She also pointed out that the Harford County Road Code defines different types of roads in general, with various subsets of each type.

Mr. Swisher suggested that Commission members could look at this and suggest changes if necessary. Mrs. Grover and Mr. Lapinsky indicated a willingness to look at this, along with additional input from the Commission, several members of the development and engineering communities, and the County. Mr. Lapinsky said the road types would be looked at for practicality, sustainability, and overall “function, form, and fit,” and then see how that applies going into the future. SWM regulations also come into play in some instances.

Mr. Hersh pointed out the sidewalk language in Chapter 470. He feels there needs to be some responsibility on the part of homeowners, that the expense of repair should not be solely that of the taxpayers in general. Mr. Lapinsky indicated that those individuals responsible for sidewalk damage are assessed the cost of repair if the City performs that repair. Conversely, the property owner may undertake the repair themselves. This can generally be less expensive for them in the long run. Additional discussion ensued over whether Section C is included in the part of the Chapter previously removed from consideration, driveway aprons, and clarification of the status of this section.

#### **4. Other business**

In response to a question from Mrs. Kosko about PlanMaryland and the application process, Councilwoman Landbeck reviewed the resolution action by the City Council last Monday that enlists the City of Aberdeen as a participant in the new Sustainable Maryland Certified initiative. Notification was received today that Aberdeen’s application has been accepted.

There being no further business or public comment, the meeting was adjourned at 8:00 p.m.

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Planning Commission Chairman

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Recording Secretary

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Date of Approval